

110.0

Map

0003

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 753,800 /

USE VALUE: 753,800 /

ASSESSed: 753,800 /

Total Card /

Total Parcel

753,800

753,800

753,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Owner 1:	ANGELI NOELLE M				
Owner 2:					
Owner 3:					
Street 1:	1 ANTHONY RD				
Street 2:					
Twn/City:	NORTH READING				
St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	01864	Type:			

PREVIOUS OWNER

Owner 1:	MCNALLY LYNNE E -		
Owner 2:	-		
Street 1:	86 MADISON STREET		
Twn/City:	DEDHAM		
St/Prov:	MA	Cntry:	
Postal:	02026		

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1969, having primarily Clapboard Exterior and 1983 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	354,800		399,000	753,800
Total Card	0.115	354,800		399,000	753,800
Total Parcel	0.115	354,800		399,000	753,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	380.13	/Parcel:	380.1

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	354,800	0	5,000.	399,000	753,800	753,800	Year End Roll	12/18/2019
2019	104	FV	329,900	0	5,000.	393,300	723,200	723,200	Year End Roll	1/3/2019
2018	104	FV	329,900	0	5,000.	302,100	632,000	632,000	Year End Roll	12/20/2017
2017	104	FV	308,700	0	5,000.	285,000	593,700	593,700	Year End Roll	1/3/2017
2016	104	FV	308,700	0	5,000.	262,200	570,900	570,900	Year End	1/4/2016
2015	104	FV	281,200	0	5,000.	245,100	526,300	526,300	Year End Roll	12/11/2014
2014	104	FV	281,200	0	5,000.	225,700	506,900	506,900	Year End Roll	12/16/2013
2013	104	FV	293,100	0	5,000.	225,700	518,800	518,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCNALLY LYNNE E	1418-124		6/29/2012	Estate/Div	398,357	No	No		
CHAU DANNY/ETAL	1139-83		3/31/1995		157,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/1996	635	Manual	1,100					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2018	Mail Update	MM	Mary M
11/1/2018	MEAS&NOTICE	HS	Hanne S
9/29/2012	MLS	EMK	Ellen K
5/7/2009	Meas/Inspect	189	PATRIOT
3/25/2009	Measured	372	PATRIOT
2/1/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

